

# 19 Sycamore Rise, Dianella, WA 6059



## House For Sale

Wednesday, 29 May 2024

19 Sycamore Rise, Dianella, WA 6059

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## OFFERS/AUCTION

Privately nestled atop of one of Dianella's highest points, with captivating, unsurpassed views of both the Perth City skyline and leafy Darling Ranges, this opulent 5 bedroom plus home office, 3 bathroom Webb & Brown Neaves home sets the benchmark for luxurious family living. A statement of ingenious design and meticulous craftsmanship, exclusively released to the market for the very first time, indulge in a lifestyle where style, comfort and privacy converge in the most spectacular of ways. A truly breathtaking residence with something for everyone to enjoy, from gala dinners by the gas log fire in the sumptuous formal living and dining zone to cocktail events on the upper entertaining balcony, summer pool parties, soiree events under the sweeping alfresco, or simply unwinding in the romantic French Provincial styled gardens with a glass of wine (or two!) from your very own cellar, 19 Sycamore Rise is not just a home, but a lifestyle choice. Made perfect by its prized hilltop position, amongst iconic homes of distinction, with sought after Dianella Heights Primary School just footsteps away, go on and reward yourself for your success! **THE FEATURES YOU WILL LOVE:**

**Ground Floor:**

- Grand, extra wide entrance foyer, accessed via front privacy gate and double wooden doors
- Sumptuous formal lounge with cozy gas log fire, the perfect spot for toasting marshmallows on a chilly winters evening
- Generous formal dining area with enough room to wine and dine all your family and friends with ease
- Sweeping open plan kitchen, meals and family room, the true heart of the home, awash with natural light courtesy of wrap around windows and doors, which also provide a stunning visual connection to the formal manicured gardens and pool
- Spectacular entertainers' kitchen, ideal for the budding chef in your family, boasting integrated stainless-steel appliances, a huge central island/breakfast bar, a double width plumbed fridge recess, ample upper and lower cabinetry, display cabinets, a massive walk-in pantry plus bonus scullery, the latter featuring double stainless steel sinks, dishwasher recess, additional cabinetry and prep space plus direct outdoor access.
- Practical, well-equipped laundry comprising ample cupboard and bench space, a stainless-steel trough, under bench washer and dryer recess, massive walk-in linen cupboard plus bonus laundry chute
- Secure walk-in wine cellar for your prized collection
- Large, bright and airy home office with picturesque garden outlook, conveniently situated upfront with its own external access for clientele. With the bonus of an oversized attached powder room, this area could easily be reconfigured as a downstairs guest suite with attached ensuite - its your choice!
- Double auto lock up garage with large attached workshop - ideal for the hobbyist in your family

**Upper Floor:**

- Sweeping outdoor entertaining terrace encapsulating the most remarkable City to Darling Range views - ideal for champagne and canapé cocktail parties and taking in the Australia Day fire works skyshow - as the current owners have done for many years
- Expansive kids retreat with direct access out to a quaint front balcony encapsulating spectacular Darling Range views
- Palatial, presidential styled master suite with huge walk-in dressing room and lavish oversized ensuite, the latter boasting twin sinks, a romantic spa bath, extra-large shower with City views plus separate W/C. Additionally, with panoramic City to Darling Range views from your bed and direct balcony access, imagine waking up to this outlook each and every morning, then being able to sit back each evening and enjoy the glistening City lights!
- Three additional well-proportioned bedrooms, each with built-in robes and direct balcony access. One boasts its own private ensuite, ideal for guests, and another features semi-ensuite access to the main family bathroom.
- Versatile 5th bedroom/second home office, also with direct balcony access and spectacular City to Darling Range views

**Outdoors:**

- Generous wrap around alfresco, ideal for BBQs, large celebratory gatherings, and black-tie cocktail events
- Custom designed pool with beautiful water feature, bound to provide hours of fun on those hot summer days
- Stunning, easy-care French Provincial styled gardens, providing the most idyllic visual backdrop to every room of the home. With plenty of intimate spaces to sit and relax, such as under the olive trees or in the quaint front courtyard, the overwhelming feeling of tranquillity is simply sublime.

**Additional Features:**

- Durable Blackbutt timber flooring
- Ducted reverse cycle air-conditioning throughout
- Ducted vacuum system
- Full security system
- Brand new fly screens throughout
- Reticulation
- Additional off-street parking for 4 cars
- Built by luxury homebuilder Webb & Brown Neaves. on approximately 702sqm of land. Total build area of approximately 503sqm.

**THE LIFESTYLE YOU WILL LIVE:**

- 700m to sought-after Dianella Heights Primary School (in catchment)
- 700m to the #67 & #68 City bound bus stop
- 850m to iconic Pimlott & Strand café, renowned for its delectable European treats
- 1.8km to Dianella Regional Open Space
- 2.7km to Dianella Plaza Shopping Centre
- 2.9km to The Western Australian Golf Club
- 3.7km to Herb Graham Recreation Centre
- 9.4km to Perth CBD
- 12.8km to Trigg Beach

\*distances above are approximate only. You can make your offer now or take a chance at AUCTION, ONSITE SUNDAY 16TH JUNE 2024 AT 3:00PM (UNLESS SOLD PRIOR). For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email [mark@passmore.com.au](mailto:mark@passmore.com.au) \*\*\*Passmore Real Estate wishes to advise that whilst

every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into a Contract of Sale\*\*